



Agricultural Land Commission
133-4940 Canada Way
Burnaby, British Columbia V5G 4K6
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August 30, 2007

Reply to the attention of Jennifer Carson
ALC File: # O - 37475

Raymond and Elaine Halvorson
PO Box 12390
Aldergrove BC
V4W 2V1

Dear Mr. and Mrs. Halvorson:

Re: Application to Subdivide land in the Agricultural Land Reserve

Please find attached the Minutes of Resolution # 439/2007 outlining the Commission's decision as it relates to the above noted application.

Yours truly,

PROVINCIAL AGRICULTURAL LAND COMMISSION

Per:

A handwritten signature in black ink, appearing to read 'Erik Karlsen', is written over a large, light-colored, stylized graphic element that resembles a signature or a large letter 'E'.

Erik Karlsen, Chair

cc: The Corporation of the Township of Langley (AL100136)
Remax Aldergrove Realty, 26691 Fraser Highway, Aldergrove V4W 3L1

Enclosure: Minutes

JC/lv
37475d2



A meeting was held by the Provincial Agricultural Land Commission on August 23, 2007 in Burnaby, B.C.

PRESENT:	Sylvia Pranger	Chair, South Coast Panel
	Michael Bose	Commissioner
	John Tomlinson	Commissioner
	Erik Karlsen	Commissioner
	Jennifer Carson	Staff

For Consideration

Application: # O- 37475
Applicant: Raymond and Elaine Halvorson
Agent: Remax Aldergrove Realty
Proposal: Reconsideration of initial proposal to create a 0.8 and a 6.2 ha lot instead of a 4.8 and 2.2 ha lot from the existing 0.3 and 6.7 ha lot.
Legal: 1. PID: 013-274-091
North 1/2 of the North 1/2 of the North East 1/4, Section 1, Township 10, New Westminster District, Except Firstly: Parcel "A", Explanatory Plan 10740, Secondly: Part Subdivided by Plan 55705
2. PID: 011-232-773
Lot 3, Section 1, Township 10, New Westminster District, Plan 7472
Location: Located at 753 and 693 - 264th Street, Langley

Context

The proposal was weighed against the purposes of the Commission as stipulated in section 6 of the *Agricultural Land Commission Act* (the "Act"). They are:

1. to preserve agricultural land
2. to encourage farming on agricultural land in collaboration with other communities of interest, and
3. to encourage local governments, first nations, the government and its agents to enable and accommodate farm use of agricultural land and uses compatible with agriculture in their plans, bylaws and policies.

Discussion

As was determined in the earlier decision on these properties, the larger subject property currently has agricultural potential as it is both suitable to agriculture and has good agricultural capability. In reviewing the request for reconsideration on the basis of creating a 0.8 ha lot rather than a 2.2 ha lot, the Commissioners believe that the proposal would unnecessarily detract from the agricultural land presently within the larger property.

Conclusions

1. That the land under application has agricultural capability and is appropriately designated as ALR.
2. That the land under application is suitable for agricultural use.
3. That the proposal will impact agriculture.
4. That the proposal is inconsistent with the objective of the *Agricultural Land Commission Act* to preserve agricultural land.

IT WAS

MOVED BY: Commissioner Pranger

SECONDED BY: Commissioner Bose

THAT the application be refused.

CARRIED

Resolution # 439/2007



**Reconsideration
Application # O – 37475
Applicant: Raymond and Elaine Halvorson**

Agent: Remax Aldergrove Realty

DATE RECEIVED: August 20, 2007

DATE PREPARED: August 21, 2007

TO: Chair and Commissioners – South Coast Panel

FROM: Jennifer Carson, Land Use Planner

PROPOSAL: Reconsideration of initial proposal to create a 0.8 ha lot and a 6.2 ha lot instead of a 4.8 and 2.2 ha from the existing 0.3 and 6.7 ha lot. This application is made pursuant to section 21(2) of the *Agricultural Land Commission Act*.

BACKGROUND INFORMATION:

Local Government:

The Corporation of the Township of Langley

Legal Description of Property:

1. PID: 013-274-091
North 1/2 of the North 1/2 of the North East 1/4, Section 1, Township 10, New Westminster District, Except Firstly: Parcel "A", Explanatory Plan 10740, Secondly: Part Subdivided by Plan 55705
2. PID: 011-232-773
Lot 3, Section 1, Township 10, New Westminster District, Plan 7472

Location of Properties:

Located at 753 and 693 - 264th Street, Langley

Size of Properties:

7.0 ha (The entire property is in the ALR).

Present use of the Properties:

Hayfield, and pasture and unused, too small to currently utilize

Surrounding Land Uses:

WEST: Hobby Farm
SOUTH: Hobby Farm
EAST: Farmland
NORTH: Farmland

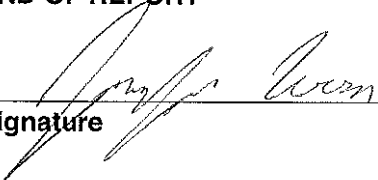
Agricultural Capability:

Data Source: Agricultural Capability Map # 92G/1d
The majority of the property is identified as having Mixed Prime and Secondary ratings.

ATTACHMENTS:

1. Letter from Mr. Flokstra
2. Map of proposal

END OF REPORT



Signature



Date